

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, February 29, 2016, for the purpose of discussing the Prince George's County Zoning Ordinance Re-Write.

Mayor Jordan started the meeting at 8:01 p.m. The meeting was held in the Council Room of the Municipal Building.

PRESENT WERE: Councilmembers Konrad E. Herling, Leta M. Mach, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Councilmember Judith F. Davis was out of the country. Councilmember Silke I. Pope was sick.

STAFF PRESENT WERE: Michael McLaughlin, City Manager; Celia Craze, Director of Planning and Community Development; Terri Hruby, Assistant Director of Planning; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Kap Kapastin, Beltway Plaza; Kathleen Gallagher, Greenbelt News Review, Molly Lester, Laura Kressler and Bill Orleans.

Mayor Jordan explained that in mid-2014, at the direction of the County Council, the Maryland-National Capital Park and Planning Commission (M-NCPPC) began a comprehensive re-write of the County Zoning Ordinance and Subdivision Regulations. The stated purposes of the project are: 1) streamline and simplify the regulations and approved development process; 2) modernize and consolidate zones and development standards; 3) incentivize economic and transit oriented mixed use development; and 4) protect and enhance stable residential neighborhoods.

He said the project is organized into four phases: 1) public outreach and input; 2) evaluation and recommendations; 3) drafting the new ordinance and regulations; and 4) implementing the new ordinance and regulations. It is anticipated that the final phase will be completed in late 2017.

Terri Hruby said M-NCPPC is working on completing Phase 3 and recently released Module 1) Zone and Use Regulations and Interpretations. She said Module 1 establishes three zone types - base zones, planned development zones and overlay zones. Ms. Hruby explained each of the zone types. She added that Module 1 proposes to reduce the number of zones from 73 to 42 and then reviewed the current zones and proposed zones.

Ms. Hruby said Planning staff had reviewed Module 1 and identified the following significant issues:

- 1. Deletion of the Residential Planned Community Zone (RPC) – Deletion of this zone does not provide a provision in the new zoning ordinance for the protection of Historic Greenbelt and its plan, similar or identical to the existing RPC zone.*
- 2. Deletion of the Development District Overlay Zone (DDOZ) – There is concern that a move to a more generic base zone will make it difficult to achieve the character and urban design standards developed for the Greenbelt Metro Area and 193 Corridor Sector Plan.*
- 3. Proposal to replace comprehensive design zones and mixed use zones with base zones that would allow for by-right development without detailed site plan review and approval – This is a major departure from the current process and will not afford*

municipalities/the public an opportunity to review and comment on major development projects.

- 4. Proposal to convert the C-O and C-S-C Zones to General Commercial and Office Zone (GCO) – The GCO Zones affords a lot of flexibility and mix of uses and could significantly change the character of Greenway Shopping Center, Beltway Plaza and Roosevelt Center; as well as our commercial office parks.*
- 5. Applicability of new zones - It is not obvious of the new zones proposed, which would be appropriate for Beltway Plaza, Greenbelt Homes, Incorporated, Franklin Park at Greenbelt Station and Greenbelt Station South Core.*
- 6. In general, there needs to be an analysis on the issue of the potential for creating nonconforming uses with the application of the new zones.*
- 7. Mapping of new zones - The mapping of the new zones to specific properties is not proposed to occur until after the new zoning ordinance is adopted. It is critical to the discussion of the new zones to understand what zones will apply to what properties so municipalities/the public can fully understand the implications of the new zoning ordinance before being asked to support its adoption. Also, the mapping needs to include municipal involvement.*

Ms. Hruby said Planning staff also identified a number of questions, comments and other concerns which were summarized in Attachment 2 of her memorandum of February 24, 2016. After discussion of these items, Mayor Jordan suggested the items in Attachment 2 be grouped into three categories: 1) grammatical; 2) definitional; and 3) more substantial.

Ms. Hruby advised that M-NCPPC has requested that comments on Module 1 be submitted by March 1, 2016, but has indicated comments will be accepted throughout the process.

Mayor Jordan, Mr. Putens and Ms. Mach expressed concern on the difficulty of providing comments until the specifics of the proposed zoning categories were provided. They also noted the need to be sure a role for municipalities is included throughout the process.

Kap Kapastin, Beltway Plaza, said he agreed with the objective of streamlining the zoning process which will allow for flexibility in area of uses for Beltway Plaza.

After discussion, Council requested staff prepare a letter for Council to send to M-NCPPC identifying the concerns discussed this evening. They requested the letter be included on its agenda of the March 14 meeting for approval.

The meeting ended at 10:13 p.m.

Respectfully Submitted,

*Cindy Murray
City Clerk*